MRS LY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

HOU...
24 NOV 1995
Ref: 1133/95

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0439/95 Received:03-MAY-95 Type:FULL

Name: Allison Homes
T/A Swallow Homes Ltd
Banbury Close
West Elloe Avenue
Spalding, Lincs, PE11 2BS

Agent: Allison Homes
T/A Swallow Homes Ltd
Banbury Close
West Elloe Avenue
Spalding, Lincs, PE11 2BS

Description: Residential development - 60 dwellings, a mix of 3 & 4 bed detached houses & 2 bed terraced houses & roads

Location : Land west of Woolram Wygate (Wygate Park - Phase 7) Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 The applicants shall submit for the approval of the Local Planning Authority, plans and full details relating to the proposed toddlers play area, including details of its means of enclosure, and equipment to be provided, and the play area shall be completed in accordance with the approved details before 50% of the dwellings are occupied.

Reason: In the interests of the amenities of future residents.

SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

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The area of public open space, and the cycleway and associated open
5 spaces bordering the cycleway shall be completed ready for use in accordance with details to be submitted to and approved by the Local Planning Authority before 50% of the dwellings are occupied.

Reason: In the interest of the amenities of future residents.

The landscaping of the woodland tree belt bordering the proposed
6 distributor road shall be carried out in accordance with the principles established on earlier phases of development.

Reason: To ensure continuity of planting in the interests of the visual amenities of the locality.

The proposed walls and fences as shown on the submitted plans shall be
7 provided before dwellings fronting or abutting such walls or fences are occupied.

Reason: In the interest of the amenities of future residents.

Before the development hereby permitted is commenced details of the type
8 and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

The roads and footways shall be laid out and made up in accordance with
9 the specification, programme and details to be approved and in any event shall be so constructed that, by not later than the time any dwelling erected on the land is occupied, there shall be direct connection from it (completed to the approved specification less the carriageway and footway wearing courses) to an existing highway; and the carriageway and footway wearing courses shall be completed within three months from the date upon which the erection is commenced of the penultimate dwelling to which this permission relates.

Reason: To ensure satisfactory access to each dwelling in the interests of residential amenity and convenience.

No dwelling to which this permission relates shall be commenced unless or
10 until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

Notwithstanding the submitted plans, the applicants shall submit to the
11 Local Planning Authority plans and details of all traffic calming measures

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HOUSING & PLANNING SERVICES DEPARTMENT

for subsequent approval, and the development shall be carried out in accordance with the approved plans and details.

Reason: In the interests of highway safety.

12 With the exception of the development of plots 68 to 71 inclusive, no other development shall take place until vehicular access has been provided to serve the site from the distributor road at point 'X' on the submitted plans and a barrier to the reasonable satisfaction of the Local Planning Authority has been erected, to prevent construction traffic to/from the development site using existing residential roads, and such barrier shall not be removed until construction work has been completed.

Reason: To ensure a satisfactory development in the interests of safeguarding the amenities of neighbouring residents.

13 Before development is commenced the applicants shall submit to and have approved by the Local Planning Authority details of the proposed interim treatment of the retail site as shown on the submitted plans, pending the final development of that site, and the approved details shall be implemented before 50% of the dwellings permitted are occupied.

Reason: To safeguard the visual amenities of the locality.

This permission is granted in accordance with the application submitted as revised by the amended details received by the Local Planning Authority on 14 September 1995.

The applicant is advised that the Local Planning Authority will expect the development of this site to be carried out in accordance with the details contained in the applicants letter dated 13 September 1995 relating to the routing of construction traffic.

sgd S A WALTHAM
Director of Housing and Planning Services

25-OCT-95 H16/0439/95

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H16/1133/95 Received:24-NOV-95 Type:CONDITION COMPLIANCE

Earlier Permission: H16/0439/95

Name: Allison Homes
Banbury Close
West Elloe Avenue
Spalding
Lincs

Agent: Allison Homes
Banbury Close
West Elloe Avenue
Spalding
Lincs

Description: Details of traffic calming measures (Condition 11 of application H16/0439/95)
Location : Wygate Park, (Phase 7) Spalding
Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

Director of Housing and Planning Services
27-DEC-95 H16/1133/95

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/1133/95 Received:24-NOV-95 Type:CONDITION COMPLIANCE

Name: Allison Homes
Banbury Close
West Elloe Avenue
Spalding
Lincs

Agent: Allison Homes
Banbury Close
West Elloe Avenue
Spalding
Lincs

Description: Details of traffic calming measures (Condition 11 of application H16/0439/95)
Location : Wygate Park, (Phase 7) Spalding
Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

15-DEC-95

AD check.....

Authorised to issue (inc Delegation).....